

COST ESTIMATES REPORT

The following estimates include an overall project budget estimate for each building renovation scenario as well as a detailed line-item construction cost estimate for the core & shell renovation work (item # 11 in the overall estimate) contained in the overall budget estimate. We have also included a "Clarifications and Assumptions" matrix that describes the various assumptions associated with the scope items that make up each scenario.

We have assumed a construction start of 2006 and have therefore included a cost escalation factor for construction of 2.5% per year.

**Long Beach City Hall East
Overall Budget Estimate**

Griffin Advisors
 Project : Long Beach City Hall East - "Baseline" Building Renovation Scenario
 Concept Budget Estimate

Date: 19 Dec 03

Task Description	Total Budget	Comments
1 ALTA SURVEY/ TENTATIVE/FINAL PARCEL MAPS	NIC	not required
2 TRAFFIC STUDY	NIC	not required
3 ENVIRONMENTAL AND GEOTECHNICAL	15,000	Environmental Phase I/II. Asbestos abatement survey, excludes geotechnical
4 A/E DESIGN THRU COMPLETION CONSTRUCTION DOC'S		
A/E BASIC SERVICES	609,947	LPA
CIVIL ENGINEERING	EXCL	
LANDSCAPE	INCL	
MECH/PLUMBING	INCL	
STRUCTURAL	INCL	
ELECTRICAL	INCL	
GRAPHICS AND SIGNAGE	25,000	
SECURITY	INCL	
LIGHTING	INCL	
HARDWARE	INCL	
A/E Reimbursables	42,696	
5 LEGAL:	20,000	Allowance
6 OST ESTIMATING/VALUE ENGINEERING/SCHEDULING	50,000	
Reimbursables	10,000	
7 PROGRAM MANAGEMENT	511,644	
Reimbursables	10,000	
8 CITY OF LONG BEACH FEES	141,540	\$1/sf
9 TESTING & INSPECTION	50,829	1% of hard costs
10 FINANCING (POINTS/INTEREST/FEES)	NIC	
Subtotal Soft Costs =	1,486,656	
11 CONSTRUCTION COST - Core & Shell	5,082,895	per budget estimate Howard S. Wright Construction Co., see attached cost breakdown
ESCALATION	257,322	assumes 2.5% per year
Tenant Improvements	4,216,782	\$40/sf Allowance includes A/E, assumes 15% core factor
12 Asbestos abatement	1,291,400	\$10/sf, 4th floor completed (12,400 sf)
Subtotal =	12,335,055	
13 CONTINGENCY @ 10%	1,233,505	
TOTAL =	\$13,568,560	
	\$96 /sf	

Notes:
 1. Cost escalation for construction is included and assumes a 2006 start



**Howard S. Wright
Construction Co.**

PRELIMINARY BUDGET - BASELINE SCENARIO

PROJECT:	100 LONG BEACH BLVD	ESTIMATOR:	AL
	LONG BEACH CITY HALL	ARCHITECT:	LPA
OWNER:	GRIFFIN-STRUCTURES-INC.	DATE:	12/09/03
		1ST:	22950
		2ND TO 10TH:	108486
		GROSS SF:	141,540

	Quantity	U/M	Unit Price	Total
DIVISION 1-GENERAL REQUIREMENTS	141,540	SF	1.00	141,540
DIVISION 2-SITE CONSTRUCTION	141,540	SF	1.44	203,850
DIVISION 3-CONCRETE	141,540	SF	0.21	30,000
DIVISION 4-MASONRY	141,540	SF	0.00	-
DIVISION 5-METALS	141,540	SF	0.71	100,800
DIVISION 6-WOOD AND PLASTICS	141,540	SF	0.37	52,500
DIVISION 7-THERMAL AND MOISTURE PROTECTION	141,540	SF	0.36	50,300
DIVISION 8-DOORS AND WINDOWS	141,540	SF	1.43	202,000
DIVISION 9-FINISHES	141,540	SF	3.99	564,530
DIVISION 10-SPECIALTIES	141,540	SF	0.82	116,250
DIVISION 11-EQUIPMENTS	141,540	SF	0.00	-
DIVISION 12-FURNISHING	141,540	SF	0.00	-
DIVISION 14-CONVEYING SYSTEM	141,540	SF	2.90	410,000
DIVISION 15-MECHANICAL	141,540	SF	14.08	1,993,280
DIVISION 16-ELECTRICAL	141,540	SF	1.80	255,371
SUBTOTAL				4,120,421
GENERAL CONDITIONS				360,000
SUB GUARD INSURANCE				1.00% 41,204
SUBTOTAL				4,521,625
INSURANCES				1.00% 45,216
SUBTOTAL				4,566,841
FEE				6.00% 274,010
SUBTOTAL				4,840,852
CONTINGENCY				5.00% 242,043
TOTAL PROJECT				5,082,895
COST PER SF				35.91



PRELIMINARY BUDGET - BASELINE SCENARIO

PROJECT:	100 LONG BEACH BLVD	ESTIMATOR:	AL
	LONG BEACH CITY HALL	ARCHITECT:	LPA
OWNER:	GRIFFIN-STRUCTURES-INC.	DATE:	12/09/03
		BASEMENT:	16869
		1ST:	22950
		2ND TO 10TH:	108486
		GROSS SF:	141,540

	Quantity	U/M	Unit Price	Total
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DIVISION 1-GENERAL REQUIREMENT

CLEANING

Rough Clean Up	141,540	SF	0.50	70,770
Dumpster	141,540	SF	0.25	35,385
Final Clean	141,540	SF	0.25	35,385

DIVISION 1-GENERAL REQUIREMENT

141,540

DIVISION 2-SITE CONSTRUCTION

DEMO

All drinking fountains to be hi-lo configuration (with wing barrier as needed)-DEMO-1/level	10	EA	50.00	500
Public phones to be removed or lowered to be in compliance	1	LS	500.00	500
Complete restroom renovation-DEMO-Fixtures, walls & floor	10	FLOOR	2,500.00	25,000
Demo	10	FLOOR	11,500.00	115,000
Remove wood sleepers from roof	1	LS	350.00	350
Entryway paving to be repaired	1	ALLOW	10,000.00	10,000
Entryway landscaping to be replaced with a check of the irrigation, drainage and waterproofing	1	ALLOW	50,000.00	50,000
Remove storage areas from parking structure	1	LS	2,500.00	2,500

DIVISION 2-SITE CONSTRUCTION

203,850

DIVISION 3-CONCRETE

CONCRETE

All walkways at entries and exits to be brought into compliance	1	ALLOW	22,500.00	22,500
Entry Paving Repair-Misc	1	ALLOW	7,500.00	7,500

DIVISION 3-CONCRETE

30,000

DIVISION 4-MASONRY

DIVISION 4-MASONRY

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**Howard S. Wright
Construction Co.**

PRELIMINARY BUDGET - BASELINE SCENARIO

PROJECT:	100 LONG BEACH BLVD	ESTIMATOR:	AL
	LONG BEACH CITY HALL	ARCHITECT:	LPA
OWNER:	GRIFFIN-STRUCTURES-INC.	1ST:	22950
		DATE:	12/09/03
		2ND TO 10TH:	108486
		GROSS SF:	141,540

	Quantity	U/M	Unit Price	Total
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DIVISION 5-METALS

METAL FABRICATION

All drinking fountains to be hi-lo configuration (with wing barrier as needed)-RAILING-1/level	10	EA	560.00	5,600
Emergency stairs to receive compliant railings-MODIFY HANDRAIL and contrast striping.	20	FLIGHT	360.00	7,200
Emergency stairs to receive compliant railings-MODIFY GUARDRAIL.	20	FLIGHT	2,500.00	50,000
Emergency stairs to receive compliant railings-and contrast striping-STRIPING AT THREAD.	20	FLIGHT	100.00	2,000
Countertop Support	10	FLOOR	1,100.00	11,000
Entryway trellis to be reinforced	1	ALLOW	25,000.00	25,000
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DIVISION 5-METALS	100,800
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DIVISION 6-WOOD AND PLASTICS

ROUGH FRAMING

Misc blocking	10	FLOOR	1,750.00	17,500
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FINISH CARPENTRY & INTERIOR ARCH WOODWORK

Complete restroom renovation-COUNTERTOP-Fixtures, walls & floor	20	SET	1,750.00	35,000
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DIVISION 6-WOOD AND PLASTICS	52,500
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PRELIMINARY BUDGET - BASELINE SCENARIO

PROJECT:	100 LONG BEACH BLVD	BASEMENT:	16869	ESTIMATOR:	AL
	LONG BEACH CITY HALL	1ST:	22950	ARCHITECT:	LPA
OWNER:	GRIFFIN-STRUCTURES-INC.	2ND TO 10TH:	108486	DATE:	12/09/03
				GROSS SF:	141,540

	Quantity	U/M	Unit Price	Total
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DIVISION 7-THERMAL AND MOISTURE PROTECTION

WATERPROOFING

Replace existing plumbing fixture w/ new-WATERPROOFING	2,560	SF	4.75	12,160
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BUILDING INSULATION

Complete restroom renovation-INSULATION	10	FLOOR	624.00	6,240
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BUILT UP ROOFING

Remove wood sleepers from roof-PATCH ROOF	1	ALLOW	3,500.00	3,500
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FLASHING & SHEETMETAL

Repair mildew damage at parking structure venting	1	ALLOW	25,000.00	25,000
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SEALANT

Caulking at door frame	170	SET	20.00	3,400
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DIVISION 7-THERMAL AND MOISTURE PROTECTION

50,300

DIVISION 8-DOORS AND WINDOWS

DOOR/FRAME/HARDWARE

All doors to receive ADA compliant hardware closers-REPLACE				
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DOOR/FRAME-15 set/level	150	SET	1,200.00	180,000
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Replace existing plumbing fixture w/ new-VESTIBULE DOOR-2				
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set/level	20	SET	1,100.00	22,000
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DIVISION 8-DOORS AND WINDOWS

202,000



PRELIMINARY BUDGET - BASELINE SCENARIO

PROJECT:	100 LONG BEACH BLVD	BASEMENT:	16869	ESTIMATOR:	AL
	LONG BEACH CITY HALL	1ST:	22950	ARCHITECT:	LPA
OWNER:	GRIFFIN-STRUCTURES-INC.	2ND TO 10TH:	108486	DATE:	12/09/03
				GROSS SF:	141,540

	Quantity	U/M	Unit Price	Total
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DIVISION 9-FINISHES

PLASTER

Infill stairwell to create vestibule 2,240 SF 32.00 71,680

GYPSUM BOARD

All drinking fountains to be hi-lo configuration (with wing barrier as needed)-BACKING-1/level 10 EA 320.00 3,200

All doors to receive ADA compliant hardware closers-FRAME OPENING-15 set/level 150 set 200.00 30,000

Complete restroom renovation-FRAMING-Wall & ceiling 10 FLOOR 10,664.00 106,640

Fire Protection-Wall Finishes Repair Work associates w/ Fire Protection work-Ground Level 1 FLOOR 1,500.00 1,500

Fire Protection-Wall Finishes Repair Work associates w/ Fire Protection work-2nd to 10th 9 FLOOR 750.00 6,750

Fire Protection-Ceiling Finishes Repair Work associates w/ Fire Protection work-Ground Level 1 FLOOR 3,000.00 3,000

Fire Protection-Ceiling Finishes Repair Work associates w/ Fire Protection work-2nd to 10th 9 FLOOR 2,000.00 18,000

HVAC-Wall Finishes Repair Work associates w/ Fire Protection work-Ground Level 1 FLOOR 10,000.00 10,000

HVAC-Wall Finishes Repair Work associates w/ Fire Protection work-2nd to 10th 9 FLOOR 9,000.00 81,000

HVAC-Ceiling Finishes Repair Work associates w/ Fire Protection work-Ground Level 1 FLOOR 2,800.00 2,800

HVAC-Ceiling Finishes Repair Work associates w/ Fire Protection work-2nd to 10th 9 FLOOR 1,800.00 16,200

HVAC-Rated shaft for smoke control system 10 FLOOR 2,040.00 20,400

CERAMIC TILE

Complete restroom renovation-CERAMIC TILE-Wall & ceiling 10 FLOOR 10,240.00 102,400

ACOUSTICAL CEILING

Clean and repair all ceilings in all public areas. 10 FLOOR 1,650.00 16,500

CARPETING

Clean and repair all flooring and ceilings in all public areas. 10 FLOOR 2,500.00 25,000

PAINTING

All drinking fountains to be hi-lo configuration (with wing barrier as needed)-PAINT-1/level 10 EA 150.00 1,500

All doors to receive ADA compliant hardware closers-PAINT DOOR & FRAME-15 set/level 150 SET 120.00 18,000

Complete restroom renovation-PAINT CEILING, WALL & DOOR 10 FLOOR 496.00 4,960

Clean and repair all wall covering and ceilings in all public areas. 10 FLOOR 2,000.00 20,000

FRP

FRP at Janitor Closet 10 FLOOR 500.00 5,000

DIVISION 9-FINISHES

564,530



**Howard S. Wright
Construction Co.**

PRELIMINARY BUDGET - BASELINE SCENARIO

PROJECT:	100 LONG BEACH BLVD	ESTIMATOR:	AL
	LONG BEACH CITY HALL	ARCHITECT:	LPA
OWNER:	GRIFFIN-STRUCTURES-INC.	1ST:	22950
		DATE:	12/09/03
		2ND TO 10TH:	108486
		GROSS SF:	141,540

	Quantity	U/M	Unit Price	Total
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DIVISION 10 SPECIALTIES

BUILDING SPECIALTIES				
Telephone Enclosure	1	ALLOW	2,500.00	2,500
TOILET ACCESSORIES				
Complete restroom renovation-TOILET ACC-2 SET/FLOOR	20	SET	1,750.00	35,000
TOILET COMPARTMENT-STALL				
Complete restroom renovation-TOILET PARTITION-8 STALL/FLOOR	80	STALL	750.00	60,000
CODE COMPLIANCE SIGNAGE				
All signage to be brought into code compliance	10	LEVEL	1,500.00	15,000
FIRE EXTINGUISHER & CABINET				
F E & Cabinet	10	LEVEL	375.00	3,750

DIVISION 10 SPECIALTIES	116,250
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DIVISION 11-EQUIPMENTS

DIVISION 11-EQUIPMENTS	-
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DIVISION 12-FURNISHING

WINDOW TREATMENT	-
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DIVISION 12-FURNISHING	-
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DIVISION 13-SPECIAL CONSTRUCTION

DIVISION 13-SPECIAL CONSTRUCTION	-
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DIVISION 14-CONVEYING SYSTEM

Run/Test equipment and repair any malfunctions	4	ea	50,000.00	200,000
Modify elevators to incorporate a new lower panel, emergency phone, ADA signage, etc.	4	EA	20,000.00	80,000
Negotiate compliance with Building official to utilize freight elevator in emergencies	1	EA	130,000.00	130,000

DIVISION 14-CONVEYING SYSTEM	410,000
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PRELIMINARY BUDGET - BASELINE SCENARIO

PROJECT:	100 LONG BEACH BLVD	ESTIMATOR:	AL
	LONG BEACH CITY HALL	ARCHITECT:	LPA
OWNER:	GRIFFIN-STRUCTURES-INC.	DATE:	12/09/03
		GROSS SF:	141,540

	Quantity	U/M	Unit Price	Total
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DIVISION 15-MECHANICAL

FIRE SPRINKLER SYSTEM				
Fire Sprinkler System	141,540	SF	1.55	220,000
PLUMBING				
All drinking fountains to be hi-lo configuration (with wing barrier as needed)-PLUMBING-1/level	10	EA	2,750.00	27,500
Complete restroom renovation-PLUMBING-16 Fixtures/levels	160	EA	2,250.00	360,000
Misc Piping repair at recommended by erosion consultant	1	ALLOW	15,000.00	15,000
Repair existing equipment	1	ALLOW	7,500.00	7,500
Install trap primer	10	FLOOR	1,800.00	18,000
HVAC				
Complete restroom renovation-EXHAUST FANS	10	LEVELS	2,750.00	27,500
Labor to run & test existing equipments	1	LS	25,000.00	25,000
Labor & Material to repair malfunction equipments	1	LS	190,780.00	190,780
Labor & Material for new smoke fire damper-30 ea/floor	300	EA	1,590.00	477,000
AHU & ductwork cleaning	1	LS	250,000.00	250,000
Smoke Control System	1	LS	375,000.00	375,000

DIVISION 15-MECHANICAL 1,993,280

DIVISION 16-ELECTRICAL

ELECTRICAL				
Public phones to be removed or lowered to be in compliance-CABLING	1	LS	2,500.00	2,500
Complete restroom renovation-ELECTRICAL	10	FLOOR	3,500.00	35,000
Replace lamps in all lobbies to energy efficient-Ground Level	1	FLOOR	1,500.00	1,500
Replace lamps in all lobbies to energy efficient-2nd to 10th	9	FLOOR	500.00	4,500
F & I 5000 amp main circuit breaker	1	LS	16,500.00	16,500
Detail study for Fire Life Safety System	1	LS	10,400.00	10,400
Replace all "B" panel on 2nd, 3rd, 5th to 10th floor	1	LS	16,200.00	16,200
Measure loads on transformers	1	LS	1,500.00	1,500
Measure loads on panels	1	LS	2,500.00	2,500
Rename Panel	1	LS	400.00	400
Relocate Panel	1	LS	1,600.00	1,600
Misc electrical rework associates w/ work at other sections	141,540	SF	1.15	162,771

DIVISION 16-ELECTRICAL 255,371

GRAND TOTAL: 4,120,421

**Long Beach City Hall East
Overall Budget Estimate**

Griffin Advisors

Project : Long Beach City Hall East - Class B Building Renovation Scenario
Concept Budget Estimate

Date: 19 Dec 03

Task Description	Total Budget	Comments
1 ALTA SURVEY/ TENTATIVE FINAL PARCEL MAPS	NIC	not required
2 TRAFFIC STUDY	NIC	not required
3 ENVIRONMENTAL AND GEOTECHNICAL	15,000	Environmental Phase I/II. Asbestos abatement survey, excludes geotechnical
4 A/E DESIGN THRU COMPLETION CONSTRUCTION DOC'S		
A/E BASIC SERVICES	907,122	LPA
CIVIL ENGINEERING	EXCL	
LANDSCAPE	INCL	
MECH/PLUMBING	INCL	
STRUCTURAL	INCL	
ELECTRICAL	INCL	
GRAPHICS AND SIGNAGE	25,000	
SECURITY	INCL	
LIGHTING	INCL	
HARDWARE	INCL	
A/E Reimbursables	63,499	
5 LEGAL	20,000	Allowance
6 COST ESTIMATING/VALUE ENGINEERING/SCHEDULING	50,000	
Reimbursables	10,000	
7 PROGRAM MANAGEMENT	636,211	
Reimbursables	10,000	
8 CITY OF LONG BEACH FEES	141,540	\$1/sf
9 TESTING & INSPECTION	75,593	1% of hard costs
10 FINANCING (POINTS/INTEREST/FEES)	NIC	
Subtotal Soft Costs =	1,953,965	
11 CONSTRUCTION COST - Core & Shell	7,559,346	per budget estimate Howard S. Wright Construction Co., see attached cost breakdown
ESCALATION	382,692	assumes 2.5% per year
Tenant Improvements	4,216,782	\$40/sf Allowance includes A/E, assumes 15% core factor
12 Asbestos abatement	1,291,400	\$10/sf, 4th floor completed (12,400 sf)
Subtotal =	15,404,185	
13 CONTINGENCY @ 10%	1,540,418	
TOTAL =	\$16,944,603	

\$120 /sf

Notes:

1. Cost escalation for construction is included and assumes a 2006 start.



**Howard S. Wright
Construction Co.**

PRELIMINARY BUDGET - CLASS B RENOVATION SCENARIO

PROJECT:	100 LONG BEACH BLVD	ESTIMATOR:	AL
	LONG BEACH CITY HALL	ARCHITECT:	LPA
OWNER:	GRIFFIN-STRUCTURES-INC.	DATE:	12/09/03
	BASEMENT:	16869	
	1ST:	22950	
	2ND TO 10TH:	108486	GROSS SF: 141,540

	Quantity	U/M	Unit Price	Total
DIVISION 1-GENERAL REQUIREMENTS	141,540	SF	1.00	141,540
DIVISION 2-SITE CONSTRUCTION	141,540	SF	1.53	216,300
DIVISION 3-CONCRETE	141,540	SF	0.39	55,000
DIVISION 4-MASONRY	141,540	SF	0.00	-
DIVISION 5-METALS	141,540	SF	0.71	100,800
DIVISION 6-WOOD AND PLASTICS	141,540	SF	0.37	52,500
DIVISION 7-THERMAL AND MOISTURE PROTECTION	141,540	SF	1.39	196,550
DIVISION 8-DOORS AND WINDOWS	141,540	SF	1.85	262,000
DIVISION 9-FINISHES	141,540	SF	5.06	716,280
DIVISION 10-SPECIALTIES	141,540	SF	1.00	141,250
DIVISION 11-EQUIPMENTS	141,540	SF	0.00	-
DIVISION 12-FURNISHING	141,540	SF	1.84	260,000
DIVISION 14-CONVEYING SYSTEM	141,540	SF	5.16	730,000
DIVISION 15-MECHANICAL	141,540	SF	17.79	2,518,000
DIVISION 16-ELECTRICAL	141,540	SF	5.60	792,571
SUBTOTAL				6,182,791
GENERAL CONDITIONS				480,000
SUB GUARD INSURANCE				1.00% 61,828
SUBTOTAL				6,724,619
INSURANCES				1.00% 67,246
SUBTOTAL				6,791,865
FEE				6.00% 407,512
SUBTOTAL				7,199,377
CONTINGENCY				5.00% 359,969
TOTAL PROJECT				7,559,346
COST PER SF				53.41



PRELIMINARY BUDGET - CLASS B RENOVATION SCENARIO

PROJECT:	100 LONG BEACH BLVD	ESTIMATOR:	AL
	LONG BEACH CITY HALL	ARCHITECT:	LPA
OWNER:	GRIFFIN-STRUCTURES-INC.	DATE:	12/08/03
		1ST:	22950
		2ND TO 10TH:	108486
		GROSS SF:	141,540

	Quantity	U/M	Unit Price	Total
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DIVISION 1-GENERAL REQUIREMENT

CLEANING

Rough Clean Up	141,540	SF	0.50	70,770
Dumpster	141,540	SF	0.25	35,385
Final Clean	141,540	SF	0.25	35,385

DIVISION 1-GENERAL REQUIREMENT

141,540

DIVISION 2-SITE CONSTRUCTION

DEMO

All drinking fountains to be hi-lo configuration (with wing barrier as needed)-DEMO-1/level	10	EA	50.00	500
Public phones to be removed or lowered to be in compliance	1	LS	500.00	500
Complete restroom renovation-DEMO-Fixtures, walls & floor	10	FLOOR	1,250.00	12,500
Misc demo	1	LS	135,000.00	135,000
Remove wood sleepers from roof	1	LS	350.00	350
Entryway paving to be repaired	1	ALLOW	10,000.00	10,000
Entryway landscaping to be replaced with a check of the irrigation, drainage and waterproofing	1	ALLOW	50,000.00	50,000
Remove storage areas from parking structure	1	LS	2,500.00	2,500
Cut opening at sitework for mechanical demo	900	sf	5.50	4,950

DIVISION 2-SITE CONSTRUCTION

216,300

DIVISION 3-CONCRETE

CONCRETE

All walkways at entries and exits to be brought into compliance	1	ALLOW	22,500.00	22,500
Entry Paving Repair-Misc	1	ALLOW	7,500.00	7,500
Concrete patch at sitewalk due to Mechanical Demo	1	ALLOW	25,000.00	25,000

DIVISION 3-CONCRETE

55,000

DIVISION 4-MASONRY

DIVISION 4-MASONRY

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PRELIMINARY BUDGET - CLASS B RENOVATION SCENARIO

PROJECT:	100 LONG BEACH BLVD	ESTIMATOR:	AL
	LONG BEACH CITY HALL	ARCHITECT:	LPA
OWNER:	GRIFFIN-STRUCTURES-INC.	1ST:	22950
		DATE:	12/09/03
		2ND TO 10TH:	108486
		GROSS SF:	141,540

Quantity	U/M	Unit Price	Total
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DIVISION 5-METALS

METAL FABRICATION

All drinking fountains to be hi-lo configuration (with wing barrier as needed)-RAILING-1/level	10	EA	560.00	5,600
Emergency stairs to receive compliant railings-MODIFY HANDRAIL and contrast striping.	20	FLIGHT	360.00	7,200
Emergency stairs to receive compliant railings-and contrast striping-STRIPING AT THREAD.	20	FLIGHT	100.00	2,000
Emergency stairs to receive compliant railings-MODIFY GUARDRAIL.	20	FLIGHT	2,500.00	50,000
Countertop Support	10	FLOOR	1,100.00	11,000
Entryway trellis to be reinforced	1	ALLOW	25,000.00	25,000
				-

DIVISION 5-METALS 100,800

DIVISION 6-WOOD AND PLASTICS

ROUGH FRAMING

Misc blocking	10	FLOOR	1,750.00	17,500
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FINISH CARPENTRY & INTERIOR ARCH WOODWORK

Complete restroom renovation-COUNTERTOP-Fixtures, walls & floor	20	SET	1,750.00	35,000
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DIVISION 6-WOOD AND PLASTICS 52,500



PRELIMINARY BUDGET - CLASS B RENOVATION SCENARIO

PROJECT:	100 LONG BEACH BLVD	ESTIMATOR:	AL
	LONG BEACH CITY HALL	ARCHITECT:	LPA
OWNER:	GRIFFIN-STRUCTURES-INC.	1ST:	22950
		DATE:	12/09/03
		2ND TO 10TH:	108486
		GROSS SF:	141,540

	Quantity	U/M	Unit Price	Total
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DIVISION 7-THERMAL AND MOISTURE PROTECTION

WATERPROOFING

Replace existing plumbing fixture w/ new-WATERPROOFING	2,560	SF	4.75	12,160
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BUILDING INSULATION

Complete restroom renovation-INSULATION	10	FLOOR	624.00	6,240
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BUILT UP ROOFING

Remove wood sleepers from roof-PATCH ROOF	1	ALLOW	3,500.00	3,500
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FLASHING & SHEETMETAL

Repair mildew damage at parking structure venting	1	ALLOW	25,000.00	25,000
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SEALANT

Reseal and water test all exterior glazed skin	65,000	SF	2.25	146,250
Caulking at door frame	170	SET	20.00	3,400

DIVISION 7-THERMAL AND MOISTURE PROTECTION

196,550

DIVISION 8-DOORS AND WINDOWS

DOOR/FRAME/HARDWARE

All doors to receive ADA compliant hardware closers-REPLACE				
DOOR/FRAME-15 set/level	150	SET	1,200.00	180,000

Replace existing plumbing fixture w/ new-VESTIBULE DOOR-2 set/level	20	SET	1,100.00	22,000
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ALUMINUM DOOR

Main entry doors to be replaced	3	SET	20,000.00	60,000
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DIVISION 8-DOORS AND WINDOWS

262,000

PRELIMINARY BUDGET - CLASS B RENOVATION SCENARIO

PROJECT:	100 LONG BEACH BLVD	BASEMENT:	16869	ESTIMATOR:	AL
	LONG BEACH CITY HALL	1ST:	22950	ARCHITECT:	LPA
OWNER:	GRIFFIN-STRUCTURES-INC.	2ND TO 10TH:	108486	DATE:	12/09/03
				GROSS SF:	141,540

	Quantity	U/M	Unit Price	Total
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DIVISION 9-FINISHES

PLASTER

Infill stairwell to create vestibule 2,240 SF 32.00 71,680

GYPSON BOARD

All drinking fountains to be hi lo configuration (with wing barrier as needed)-BACKING-1/level 10 EA 320.00 3,200

All doors to receive ADA compliant hardware closers-FRAME OPENING-15 set/level 150 set 200.00 30,000

Complete restroom renovation-FRAMING-Wall & ceiling 10 FLOOR 10,664.00 106,640

Electrical-Drywall & Finish Repair Work associates w/ electrical work-Ground Level 1 FLOOR 3,500.00 3,500

Electrical-Drywall & Finish Repair Work associates w/ electrical work-2nd to 10th 9 FLOOR 1,500.00 13,500

Electrical-Ceiling Finishes Repair Work associates w/ electrical work-Ground Level 1 FLOOR 15,000.00 15,000

Electrical-Ceiling Finishes Repair Work associates w/ electrical work-2nd to 10th 9 FLOOR 1,750.00 15,750

Replace all finishes in public areas-SKIM COAT DRYWALL Fire Protection-Wall Finishes Repair Work associates w/ Fire Protection work-Ground Level 10 FLOOR 3,500.00 35,000

Fire Protection-Wall Finishes Repair Work associates w/ Fire Protection work-2nd to 10th 1 FLOOR 1,500.00 1,500

Fire Protection-Wall Finishes Repair Work associates w/ Fire Protection work-2nd to 10th 9 FLOOR 750.00 6,750

Fire Protection-Ceiling Finishes Repair Work associates w/ Fire Protection work-Ground Level 1 FLOOR 3,000.00 3,000

Fire Protection Ceiling Finishes Repair Work associates w/ Fire Protection work-2nd to 10th 9 FLOOR 2,000.00 18,000

HVAC-Wall Finishes Repair Work associates w/ Fire Protection work-Ground Level 1 FLOOR 10,000.00 10,000

HVAC-Wall Finishes Repair Work associates w/ Fire Protection work-2nd to 10th 9 FLOOR 9,000.00 81,000

HVAC-Ceiling Finishes Repair Work associates w/ Fire Protection work-Ground Level 1 FLOOR 2,800.00 2,800

HVAC-Ceiling Finishes Repair Work associates w/ Fire Protection work-2nd to 10th 9 FLOOR 1,800.00 16,200

HVAC-Rated shaft for smoke control system 10 FLOOR 2,040.00 20,400

CERAMIC TILE

Complete restroom renovation-CERAMIC TILE-Wall & ceiling 10 FLOOR 10,240.00 102,400

Replace all finishes in public areas-ELEVATOR LOBBY FLOOR 10 FLOOR 2,000.00 20,000

ACOUSTICAL CEILING

Replace all finishes in public areas-CEILING 10 FLOOR 2,250.00 22,500

CARPETING

Replace all finishes in public areas-CARPET & BASE 10 FLOOR 2,800.00 28,000



**Howard S. Wright
Construction Co.**

PRELIMINARY BUDGET - CLASS B RENOVATION SCENARIO

PROJECT:	100 LONG BEACH BLVD	ESTIMATOR:	AL
	LONG BEACH CITY HALL	ARCHITECT:	LPA
OWNER:	GRIFFIN-STRUCTURES-INC.	1ST:	22950
		DATE:	12/09/03
		2ND TO 10TH:	108486
		GROSS SF:	141,540

		Quantity	U/M	Unit Price	Total
PAINTING					
	All drinking fountains to be hi-lo configuration (with wing barrier as needed)-PAINT-1/level	10	EA	150.00	1,500
	All doors to receive ADA compliant hardware closers-PAINT DOOR & FRAME-15 set/level	150	SET	120.00	18,000
	Complete restroom renovation-PAINT CEILING, WALL & DOOR	10	FLOOR	496.00	4,960
FRP	Replace all finishes in public areas-PAINT & WALLCOVERING	10	FLOOR	6,000.00	60,000
	FRP at Janitor Closet	10	FLOOR	500.00	5,000
DIVISION 9-FINISHES					716,280



**Howard S. Wright
Construction Co.**

PRELIMINARY BUDGET - CLASS B RENOVATION SCENARIO

PROJECT:	100 LONG BEACH BLVD	ESTIMATOR:	AL
	LONG BEACH CITY HALL	ARCHITECT:	LPA
OWNER:	GRIFFIN-STRUCTURES-INC.	1ST:	22950
		DATE:	12/09/03
		2ND TO 10TH:	108486
		GROSS SF:	141,540

	Quantity	U/M	Unit Price	Total
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DIVISION 10 SPECIALTIES

BUILDING SPECIALTIES				
Telephone Enclosure	1	ALLOW	2,500.00	2,500
TOILET ACCESSORIES				
Complete restroom renovation-TOILET ACC-2 SET/FLOOR	20	SET	1,750.00	35,000
TOILET COMPARTMENT-STALL				
Complete restroom renovation-TOILET PARTITION-8 STALL/FLOOR	80	STALL	750.00	60,000
CODE COMPLIANCE SIGNAGE				
All signage to be brought into code compliance	10	LEVEL	1,500.00	15,000
Exterior signage for the building, including pedestrian level and at the top of the building. Location could be at the north face for maximum visibility.	1	ALLOW	25,000.00	25,000
FIRE EXTINGUISHER & CABINET				
F E & Cabinet	10	LEVEL	375.00	3,750

DIVISION 10 SPECIALTIES	141,250
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DIVISION 11-EQUIPMENTS

DIVISION 11-EQUIPMENTS	-
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DIVISION 12-FURNISHING

WINDOW TREATMENT				
Uniform window coverings throughout building.	65,000	sf	4.00	260,000

DIVISION 12-FURNISHING	260,000
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DIVISION 13-SPECIAL CONSTRUCTION

DIVISION 13-SPECIAL CONSTRUCTION	-
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DIVISION 14-CONVEYING SYSTEM

Run/Test equipment and replace any malfunctions	4	EA	130,000.00	520,000
Modify elevators to incorporate a new tower panel, emergency phone, ADA signage, etc.	4	EA	20,000.00	80,000
Negotiate compliance with Building official to utilize freight elevator in emergencies	1	EA	130,000.00	130,000

DIVISION 14-CONVEYING SYSTEM	730,000
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**Howard S. Wright
Construction Co.**

PRELIMINARY BUDGET - CLASS B RENOVATION SCENARIO

PROJECT:	100 LONG BEACH BLVD	ESTIMATOR:	AL
	LONG BEACH CITY HALL	ARCHITECT:	LPA
OWNER:	GRIFFIN-STRUCTURES-INC.	DATE:	12/09/03
		1ST:	22950
		2ND TO 10TH:	108486
		GROSS SF:	141,540

	Quantity	U/M	Unit Price	Total
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DIVISION 15-MECHANICAL

FIRE SPRINKLER SYSTEM					
	Fire Sprinkler System	141,540	SF	1.52	215,000
PLUMBING					
	All drinking fountains to be hi-lo configuration (with wing barrier as needed)-PLUMBING-1/level	10	EA	2,750.00	27,500
	Complete restroom renovation-PLUMBING-16 Fixtures/levels	160	EA	2,250.00	360,000
	Misc Piping repair at recommended by erosion consultant	1	ALLOW	15,000.00	15,000
	Repair existing equipment	1	ALLOW	7,500.00	7,500
	Install trap primer	10	FLOOR	1,800.00	18,000
	Riser replacement	10	FLOOR	4,800.00	48,000
	Plumbing gas line & work associates with Mechanical System Upgrade	10	FLOOR	1,000.00	10,000
	Plumbing line & work associates with New Emergency Generator	1	LS	12,500.00	12,500
HVAC					
	Complete restroom renovation-EXHAUST FANS	10	LEVELS	2,750.00	27,500
	Labor & Material to replace malfunction equipments	1	ALLOW	675,000.00	675,000
	Labor & Material for new smoke fire damper-30 ea/floor	300	EA	1,590.00	477,000
	AHU & ductwork cleaning	1	LS	250,000.00	250,000
	Smoke Control System	1	LS	375,000.00	375,000

DIVISION 15-MECHANICAL

2,518,000

* Allowance of \$ 1,000,000 for replace malfunction equipments



**Howard S. Wright
Construction Co.**

PRELIMINARY BUDGET - CLASS B RENOVATION SCENARIO

PROJECT:	100 LONG BEACH BLVD	ESTIMATOR:	AL
	LONG BEACH CITY HALL	ARCHITECT:	LPA
OWNER:	GRIFFIN-STRUCTURES-INC.	1ST:	22950
		DATE:	12/09/03
		2ND TO 10TH:	108486
		GROSS SF:	141,540

	Quantity	U/M	Unit Price	Total
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DIVISION 16-ELECTRICAL

ELECTRICAL

Public phones to be removed or lowered to be in compliance-				
CABLING	1	LS	2,500.00	2,500
Complete restroom renovation-ELECTRICAL	10	LEVELS	3,500.00	35,000
Replace all fixtures in all lobbies-Ground Level	1	FLOOR	25,000.00	25,000
Replace all fixtures in all lobbies-2nd to 10th	9	FLOOR	4,000.00	36,000
F & I 5000 amp main circuit breaker	1	LS	16,500.00	16,500
Replace all "B" panel on 2nd, 3rd, 5th to 10th floor	1	LS	16,200.00	16,200
Measure loads on transformers	1	LS	1,500.00	1,500
Measure loads on panels	1	LS	2,500.00	2,500
Rename Panel	1	LS	400.00	400
Relocate Panel	1	LS	1,600.00	1,600
Remove & Replace existing 120/208 volt distribution	1	LS	157,200.00	157,200
Remove & Replace Fire Alarm System	1	LS	183,400.00	183,400
New Emergency Generator	1	LS	110,000.00	110,000
Power disconnect & reconnection for HVAC equipment	28	EA	1,500.00	42,000
Misc electrical rework associates w/ work at other sections	141,540	SF	1.15	162,771

DIVISION 16-ELECTRICAL 792,571

GRAND TOTAL: 6,182,791

* New emergency generator required per new code for smoke evacuation system & path of egress lighting.

Long Beach City Hall East
Overall Budget Estimate

Griffin Advisors

Project : Long Beach City Hall East - Long Term Investment Building Renovation Scenario
Concept Budget Estimate

Date: 19 Dec 03

Task Description	Total Budget	Comments
1 ALTA SURVEY/ TENTATIVE/FINAL PARCEL MAPS	NIC	not required
2 TRAFFIC STUDY	NIC	not required
3 ENVIRONMENTAL AND GEOTECHNICAL	15,000	Environmental Phase I/II. Asbestos abatement survey, excludes geotechnical
4 A/E DESIGN THRU COMPLETION CONSTRUCTION DOC'S		
A/E BASIC SERVICES	1,287,888	LPA
CIVIL ENGINEERING	EXCL	
LANDSCAPE	INCL	
MECH/PLUMBING	INCL	
STRUCTURAL	INCL	
ELECTRICAL	INCL	
GRAPHICS AND SIGNAGE	25,000	
SECURITY	INCL	
LIGHTING	INCL	
HARDWARE	INCL	
A/E Reimbursables	90,152	
5 LEGAL:	20,000	Allowance
6 COST ESTIMATING/VALUE ENGINEERING/SCHEDULING	50,000	
Reimbursables	10,000	
7 PROGRAM MANAGEMENT	997,494	
Reimbursables	10,000	
8 CITY OF LONG BEACH FEES	141,540	\$1/sf
9 TESTING & INSPECTION	160,986	1% of hard costs
10 FINANCING (POINTS/INTEREST/FEES)	NIC	
Subtotal Soft Costs =	2,808,060	
11 CONSTRUCTION COST - Core & Shell	16,098,597	per budget estimate Howard S. Wright Construction Co., see attached cost breakdown
ESCALATION	814,991	assumes 2.5% per year
Tenant Improvements	4,216,782	\$40/sf Allowance, includes A/E, assumes 15% core factor
12 Offsite improvements (streetscape)	250,000	allowance
13 Asbestos abatement	1,291,400	\$10/sf, 4th floor completed (12,400 sf)
Subtotal =	25,479,830	
14 CONTINGENCY @ 10%	2,547,983	
TOTAL =	\$28,027,813	
	\$198 /sf	

Notes:

1. Cost escalation for construction is included and assumes a 2006 start



**Howard S. Wright
Construction Co.**

PRELIMINARY BUDGET - LONG TERM SCENARIO

PROJECT:	100 LONG BEACH BLVD	ESTIMATOR:	AL
	LONG BEACH CITY HALL	ARCHITECT:	LPA
OWNER:	GRIFFIN-STRUCTURES-INC.	DATE:	12/09/03
		GROSS SF:	141,540

	Quantity	U/M	Unit Price	Total
DIVISION 1-GENERAL REQUIREMENTS	141,540	SF	1.00	141,540
DIVISION 2-SITE CONSTRUCTION	141,540	SF	8.51	1,204,061
DIVISION 3-CONCRETE	141,540	SF	0.52	73,463
DIVISION 4-MASONRY	141,540	SF	0.00	-
DIVISION 5-METALS	141,540	SF	16.31	2,309,150
DIVISION 6-WOOD AND PLASTICS	141,540	SF	1.34	190,000
DIVISION 7-THERMAL AND MOISTURE PROTECTION	141,540	SF	5.59	790,840
DIVISION 8-DOORS AND WINDOWS	141,540	SF	21.87	3,096,000
DIVISION 9-FINISHES	141,540	SF	5.67	802,200
DIVISION 10-SPECIALTIES	141,540	SF	1.00	141,250
DIVISION 11-EQUIPMENTS	141,540	SF	0.28	40,000
DIVISION 12-FURNISHING	141,540	SF	0.62	87,750
DIVISION 14-CONVEYING SYSTEM	141,540	SF	11.37	1,610,000
DIVISION 15-MECHANICAL	141,540	SF	15.71	2,223,447
DIVISION 16-ELECTRCAL	141,540	SF	6.85	969,845
SUBTOTAL				13,679,546
GENERAL CONDITIONS				780,000
SUB GUARD INSURANCE				136,795
SUBTOTAL				14,596,341
INSURANCES				145,963
SUBTOTAL				14,742,305
FEE				589,692
SUBTOTAL				15,331,997
CONTINGENCY				766,600
TOTAL PROJECT				16,098,597
COST PER SF				113.74



PRELIMINARY BUDGET - LONG TERM SCENARIO

PROJECT:	100 LONG BEACH BLVD	ESTIMATOR:	AL
	LONG BEACH CITY HALL	ARCHITECT:	LPA
OWNER:	GRIFFIN-STRUCTURES-INC.	DATE:	12/09/03
		1ST:	22950
		2ND TO 10TH:	108486
		GROSS SF:	141,540

	Quantity	U/M	Unit Price	Total
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DIVISION 1-GENERAL REQUIREMENT

CLEANING

Rough Clean Up	141,540	SF	0.50	70,770
Dumpster	141,540	SF	0.25	35,385
Final Clean	141,540	SF	0.25	35,385

DIVISION 1-GENERAL REQUIREMENT

141,540

DIVISION 2-SITE CONSTRUCTION

DEMO

Strip entire building, interior & exterior skin	141,540	sf	7.08	1,002,104
Cut opening at sitework for mechanical demo	900	sf	5.50	4,950
Demo Roof	22,950	sf	0.85	19,508
Demo Mechanical equipment	1	ALLOW	80,000.00	80,000
Entryway paving to be repaired	1	ALLOW	10,000.00	10,000
Entryway landscaping to be replaced with a check of the irrigation, drainage and waterproofing	1	ALLOW	85,000.00	85,000
Remove storage areas from parking structure	1	LS	2,500.00	2,500

DIVISION 2-SITE CONSTRUCTION

1,204,061

DIVISION 3-CONCRETE

CONCRETE

Public sidewalk upgrade & repair due to construction	3,025	SF	8.50	25,713
Concrete Infill at sitework due to Mechanical Demo	1	ALLOW	25,000.00	25,000
Decorate conc topping at Building entrance	2,275	SF	10.00	22,750

DIVISION 3-CONCRETE

73,463

DIVISION 4-MASONRY

DIVISION 4-MASONRY

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PRELIMINARY BUDGET - LONG TERM SCENARIO

PROJECT:	100 LONG BEACH BLVD	ESTIMATOR:	AL
	LONG BEACH CITY HALL	ARCHITECT:	LPA
OWNER:	GRIFFIN-STRUCTURES-INC.	1ST:	22950
		DATE:	12/09/03
		2ND TO 10TH:	108486
		GROSS SF:	141,540

	Quantity	U/M	Unit Price	Total
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DIVISION 5-METALS

STRUCTURAL STEEL

Seismic retrofit	141,540	SF	15.00	2,123,100
Exterior panel-embedded items	65,000	sf	2.25	146,250

METAL FABRICATION

All drinking fountains to be hi-lo configuration (with wing barrier as needed)-RAILING-1/level	10	EA	560.00	5,600
Emergency stairs to receive compliant railings-MODIFY HANDRAIL and contrast striping.	20	FLIGHT	360.00	7,200
Emergency stairs to receive compliant railings-and contrast striping-STRIPING AT THREAD.	20	FLIGHT	100.00	2,000
Entryway trellis to be reinforced	1	ALLOW	25,000.00	25,000

DIVISION 5-METALS

2,309,150

DIVISION 6-WOOD AND PLASTICS

ROUGH FRAMING

Misc blocking	10	FLOOR	2,750.00	27,500
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FINISH CARPENTRY & INTERIOR ARCH WOODWORK

Restroom countertop	20	SET	2,250.00	45,000
Wood base & wall panel at main lobby	1	ALLOW	27,500.00	27,500
Wood base & wall panel at upper level lobby	9	ALLOW	10,000.00	90,000

DIVISION 6-WOOD AND PLASTICS

190,000



PRELIMINARY BUDGET - LONG TERM SCENARIO

PROJECT:	100 LONG BEACH BLVD	ESTIMATOR:	AL
	LONG BEACH CITY HALL	BASEMENT:	16869 ARCHITECT:
OWNER:	GRIFFIN-STRUCTURES-INC.	1ST:	22950 DATE:
		2ND TO 10TH:	108486 GROSS SF:
			141,540

	Quantity	U/M	Unit Price	Total
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DIVISION 7-THERMAL AND MOISTURE PROTECTION

WATERPROOFING

Restroom floor waterproofing	2,560	SF	4.75	12,160
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FIRE PROOFING

Fire proofing	141,540	SF	1.75	247,695
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BUILDING INSULATION

Corridor & Restroom wall-400 lf/floor	10	FLOOR	2,080.00	20,800
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BUILT UP ROOFING

Rigid Insulation	22,950	SF	4.50	103,275
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Built up roofing	22,950	SF	6.75	154,913
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FIRE SAFING

Fire safing at floor perimeter	1,760	LF	12.00	21,120
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FLASHING & SHEETMETAL

Flashing & Sheetmetal	22,950	SF	2.45	56,228
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Repair mildew damage at parking structure venting	1	ALLOW	25,000.00	25,000
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SEALANT

Caulk exterior window system	65,000	SF	2.25	146,250
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Caulking at door frame	170	SET	20.00	3,400
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DIVISION 7-THERMAL AND MOISTURE PROTECTION

790,840

DIVISION 8-DOORS AND WINDOWS

DOOR/FRAME/HARDWARE

Corridor door & frame	110	EA	1,200.00	132,000
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Restroom vestibule door	20	SET	1,100.00	22,000
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SMOKE DOOR

Smoke door by elevator lobby	10	SET	2,200.00	22,000
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STOREFRONT SYSTEM & ALUMINUM STOREFRONT ENTRANCE

Entrance	3	SET	20,000.00	60,000
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Curtain wall system w/ sprandrel glass at floor lines	65,000	sf	44.00	2,860,000
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DIVISION 8-DOORS AND WINDOWS

3,096,000



**Howard S. Wright
Construction Co.**

PRELIMINARY BUDGET - LONG TERM SCENARIO

PROJECT:	100 LONG BEACH BLVD	ESTIMATOR:	AL
	LONG BEACH CITY HALL	BASEMENT:	16869 ARCHITECT:
OWNER:	GRIFFIN-STRUCTURES-INC.	1ST:	22950 DATE:
		2ND TO 10TH:	108486 GROSS SF:
			141,540

	Quantity	U/M	Unit Price	Total
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DIVISION 9-FINISHES

GYPSUM BOARD

Rated core & shell wall-400 lf/level	10	FLOOR	34,500.00	345,000
Drywall Ceiling at restroom & elevator lobby-420 sf/level	10	FLOOR	4,200.00	42,000
Exterior wall-pony wall framing-176 lf/level	1,760	LF	65.00	114,400
Parapet framing	300	LF	65.00	19,500

CERAMIC TILE

Restroom-CERAMIC TILE-Wall & ceiling	10	FLOOR	10,240.00	102,400
ELEVATOR LOBBY FLOOR	10	FLOOR	2,000.00	20,000

ACOUSTICAL CEILING

CEILING	10	FLOOR	2,250.00	22,500
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CARPETING

CARPET & BASE	10	FLOOR	2,800.00	28,000
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PAINTING

Paint door & frame	160	SET	120.00	19,200
Paint wall & ceiling	10	FLOOR	8,420.00	84,200

FRP

FRP at Janitor Closet	10	FLOOR	500.00	5,000
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DIVISION 9-FINISHES

802,200



Howard S. Wright Construction Co.

PRELIMINARY BUDGET - LONG TERM SCENARIO

PROJECT:	100 LONG BEACH BLVD	ESTIMATOR:	AL
	LONG BEACH CITY HALL	ARCHITECT:	LPA
OWNER:	GRIFFIN-STRUCTURES-INC.	1ST:	22950
		DATE:	12/09/03
		2ND TO 10TH:	108486
		GROSS SF:	141,540

	Quantity	U/M	Unit Price	Total
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DIVISION 10 SPECIALTIES

BUILDING SPECIALTIES				
Telephone Enclosure	1	ALLOW	2,500.00	2,500
TOILET ACCESSORIES				
Complete restroom renovation-TOILET ACC-2 SET/FLOOR	20	SET	1,750.00	35,000
TOILET COMPARTMENT-STALL				
Complete restroom renovation- TOILET PARTITION-8 STALL/FLOOR	80	STALL	750.00	60,000
CODE COMPLIANCE SIGNAGE				
All signage to be brought into code compliance	10	LEVEL	1,500.00	15,000
Exterior signage for the building, including pedestrian level and at the top of the building. Location could be at the north face for maximum visibility.	1	ALLOW	25,000.00	25,000
FIRE EXTINGUISHER & CABINET				
F E & Cabinet	10	LEVEL	375.00	3,750

DIVISION 10 SPECIALTIES	141,250
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DIVISION 11-EQUIPMENTS

WINDOW WASHING SYSTEM				
Window system	1	LS	40,000.00	40,000
Stage	0	LS	30,000.00	-

DIVISION 11-EQUIPMENTS	40,000
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DIVISION 12-FURNISHING

WINDOW TREATMENT				
Uniform window coverings throughout building.	65,000	sf	1.35	87,750

DIVISION 12-FURNISHING	87,750
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DIVISION 13-SPECIAL CONSTRUCTION

DIVISION 13-SPECIAL CONSTRUCTION	-
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DIVISION 14-CONVEYING SYSTEM

New elevator	4	EA	295,000.00	1,180,000
Cab Upgrade	4	EA	20,000.00	80,000
Freight elevator	1	EA	350,000.00	350,000

DIVISION 14-CONVEYING SYSTEM	1,610,000
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**Howard S. Wright
Construction Co.**

PRELIMINARY BUDGET - LONG TERM SCENARIO

PROJECT:	100 LONG BEACH BLVD	ESTIMATOR:	AL
	LONG BEACH CITY HALL	ARCHITECT:	LPA
OWNER:	GRIFFIN-STRUCTURES-INC.	1ST:	22950
		DATE:	12/09/03
		2ND TO 10TH:	108486
		GROSS SF:	141,540

	Quantity	U/M	Unit Price	Total
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DIVISION 15-MECHANICAL

FIRE SPRINKLER SYSTEM					
	Fire Sprinkler System	141,540	SF	1.15	162,771
PLUMBING					
	Complete Building Plumbing System	141,540	SF	1.65	233,541
	Plumbing gas line & work associates with Mechanical System Upgrade	10	FLOOR	1,000.00	10,000
	Plumbing line & work associates with New Emergency Generator	1	LS	12,500.00	12,500
HVAC					
	New central plant	141,540	SF	12.75	1,804,635
	New DDC control system		LS		INC

DIVISION 15-MECHANICAL	2,223,447
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DIVISION 16-ELECTRICAL

ELECTRICAL					
	Replace parking structure lighting w/ T8 lighting	1	LS	14,450.00	14,450
	Complete Building Electrical System	141,540	SF	6.75	955,395

DIVISION 16-ELECTRICAL	969,845
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GRAND TOTAL:	13,679,546
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Long Beach City Hall - East
Hard Cost : Clarifications & Assumptions

Prepared by: Griffin Structures
2003/12/08

CSI Division/Trade	"Baseline" Renovation Scenario	Class 'B+' Building Renovation Scenario	"Long Term Investment" Building Renovation Scenario	Comments
DIVISION 1 - General Inclusions				
	Office Building SF is based on LPA letter dated 10/14/03 @ 141,540 sf Baseline approach assumes complete R & R restrooms.	Office Building SF is based on LPA letter dated 10/14/03 @ 141,540 sf Complete R & R restrooms	Office Building SF is based on LPA letter dated 10/14/03 @ 141,540 sf Complete R & R restrooms	
DIVISION 1 - General Exclusions				
	Cost for parking stall increase.	Cost for parking stall increase.	Consider live work units within the building Cost for parking stall increase.	
DIVISION 2 - Sitework				
	Remove wood sleepers from roof Entryway paving to be repaired Entryway landscaping to be replaced with a check of the irrigation, drainage and waterproofing Remove storage areas from parking structure Includes an allowance of \$ 50,000 for replace existing landscape & waterproofing membrane at planter box	Remove wood sleepers from roof Entryway paving to be repaired Entryway landscaping to be replaced with a check of the irrigation, drainage and waterproofing Remove storage areas from parking structure Includes an allowance of \$ 50,000 for replace existing landscape & waterproofing membrane at planter box	Remove storage areas from parking structure Includes strip entire building from interior to exterior skin Entries to be removed and upgraded to compliment new design of structure Includes an allowance of \$ 85,000 for replace existing landscape & waterproofing membrane at planter box	
DIVISION 3 - Concrete				
	Includes an allowance of \$ 22,500 for II walkways at entries and exits to be brought into compliance	Includes an allowance of \$ 22,500 for II walkways at entries and exits to be brought into compliance	Includes an allowance of \$ 25,713 for replace existing concrete sidewalk with new decorative/enhanced concrete Includes an allowance of \$ 22,750 for new concrete topping/finishes at building entrance.	ADA Compliance
DIVISION 5 - Metals				
	Emergency stairs to receive compliant railings and contrast striping by replacing existing handrail & guardrail An allowance of \$ 25,000 for entryway trellis to be reinforced	Emergency stairs to receive compliant railings and contrast striping by replacing existing handrail & guardrail An allowance of \$ 25,000 for entryway trellis to be reinforced	Emergency stairs to receive compliant railings and contrast striping by replacing existing handrail & guardrail An allowance of \$ 25,000 for entryway trellis to be reinforced Existing stairways to remain Includes an allowance of \$ 15/sf for seismic retrofit of existing structure	ADA Compliance
DIVISION 6 - Wood & Plastic				
	Includes corian countertop for core & shell restrooms.	Includes corian countertop for core & shell restrooms.	Includes corian countertop for core & shell restrooms. Includes an allowance of \$ 117,500 for paneling, running trim & standing trim at main lobby & elevator lobbies	
DIVISION 7 - Thermal & Moisture Protection				
	Repair mildew damage at parking structure venting Includes waterproofing under ceramic tile at upper level restroom floor. Includes sound insulation at restroom walls only	Reseal and water test all exterior glazed skin Repair mildew damage at parking structure venting Includes waterproofing under ceramic tile at upper level restroom floor. Includes sound insulation at restroom walls only	Reseal and water test all exterior glazed skin Replace existing roofing system with built up roof & rigid insulation Repair mildew damage at parking structure venting Replace exterior glazing with insulated glass for increased energy conservation Replace entire cladding to update appearance and energy conservation Includes waterproofing under ceramic tile at upper level restroom floor. Includes fireproofing at structural steel members Includes sound insulation at restroom walls and corridor walls only	
DIVISION 8 - Doors/Frames & Hardware				
	All doors to receive ADA compliant hardware closers	Replace (3) Main entry doors	Replace (3) Main entry doors Includes (130) hollow metal frames with prefished wood door at restrooms, core & shell Includes (10) sets of smoke doors at elevator lobbies. Includes an allowance of \$ 44/sf for new exterior curtain wall system	ADA Compliance ADA Compliance

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CSI Division/Trade	"Baseline" Renovation Scenario	Class 'B+' Building Renovation Scenario	"Long Term Investment" Building Renovation Scenario	Comments
DIVISION 9 - Finishes				
	Clean and repair all flooring & wall covering and ceilings in all public areas. Includes new Standard Dal Tile at Restroom Floors and 8 ft ht wainscot at Wet Walls. Includes infill exterior wall to create vestibule at exterior stairs	Replace all finishes in public areas Includes new Standard Dal Tile at Restroom Floors and 8 ft ht wainscot at Wet Walls. Includes 2x2 acoustical ceiling tile at corridors. Includes an allowance of \$ 28,000 for new carpet and carpet base at corridor area. Includes infill exterior wall to create vestibule at exterior stairs	Includes new metal frame & drywall approx. 400 lf/level for new core & shell Includes new Standard Dal Tile at Restroom Floors and 8 ft ht wainscot at Wet Walls. Includes 2x2 acoustical ceiling tile at corridors. Includes an allowance of \$ 28,000 for new carpet and carpet base at corridor area.	
DIVISION 10 - Specialties				
	Includes an allowance of \$ 15,000 for all signage to be brought into code compliance Includes floor mounted plastic laminate toilet partition.	Includes an allowance of \$ 15,000 for all signage to be brought into code compliance Includes an allowance of \$ 25,000 for exterior signage for the building, including pedestrian level and at the top of the building. Location could be at the north face for maximum visibility. Includes floor mounted plastic laminate toilet partition.	Includes an allowance of \$ 15,000 for all signage to be brought into code compliance Includes an allowance of \$ 25,000 for exterior signage for the building, including pedestrian level and at the top of the building. Location could be at the north face for maximum visibility. Includes floor mounted plastic laminate toilet partition.	ADA Compliance
DIVISION 11 - Equipment			Includes an allowance of \$ 40,000 for upgrade window-washing equipment	
DIVISION 12 - Furnishings			Budget includes an allowance of \$87,750 for window covering throughout building exterior.	
DIVISION 14 - Elevators				
	Run/Test equipment and repair any malfunctions An allowance of \$ 80,000 is included for modify elevators to incorporate a new lower panel, emergency phone, ADA signage, etc. & upgrade finishes in elevator cabs. Negotiate compliance with Building official to utilize freight elevator in emergencies	Run/test equipment and replace malfunctioning equipment An allowance of \$ 80,000 is included for modify elevators to incorporate a new lower panel, emergency phone, ADA signage, etc. & upgrade finishes in elevator cabs. Negotiate compliance with Building official to utilize freight elevator in emergencies	Replace elevator equipment and cabs-(4) passengers & (1) freight elevator An allowance of \$ 80,000 is included for (4) elevator cab finishes upgrade.	ADA Compliance ADA Compliance
DIVISION 15 - Mechanical				
	Provide full building fire sprinkler system All drinking fountains to be hi-lo configuration (with wing barrier as needed) Complete restroom renovation Enlist the services of a Corrosion Consultant and test sample piping of all plumbing systems in the building. Repair piping in disrepair. Upgrade non-complying fixtures to ADA requirements (e.g. urinals, drinking fountains, etc.) Run/test plumbing equipment (booster pumps, sump pumps, water heaters) and repair malfunctioning equipment.	Provide full building fire sprinkler system All drinking fountains to be hi-lo configuration (with wing barrier as needed) Complete restroom renovation Enlist the services of a Corrosion Consultant and test sample piping of all plumbing systems in the building. Repair piping in disrepair. Replace all galvanized iron water pipe with copper. Upgrade non-complying fixtures to ADA requirements (e.g. urinals, drinking fountains, etc.) Run/test plumbing equipment (booster pumps, sump pumps, water heaters) and repair malfunctioning equipment.	Provide full building fire sprinkler system All drinking fountains to be hi-lo configuration (with wing barrier as needed) Complete restroom renovation Enlist the services of a Corrosion Consultant and test sample piping of all plumbing systems in the building. Repair piping in disrepair. Replace all galvanized iron water pipe with copper. Upgrade non-complying fixtures to ADA requirements (e.g. urinals, drinking fountains, etc.) Replace existing house pump system with package triplex booster pumps and hydropneumatic tank, factory assembled on a common steel base to meet system requirements. The existing house pump system is original equipment that is beyond the end of its anticipated service life. The new system would maintain a constant uniform water pressure regardless of fluctuations in suction pressure. The new system would provide greater energy efficiency particularly at extended time periods of low or no demand. The new system would be installed at the same location as the existing with new piping and valves connecting to existing piping. Electrical service to the house pump system will need to be addressed in this scope of work. Replace existing duplex sewage ejector pumps and controls with new, of like capacity, at basement. The existing sewage ejector pumps are beyond the end of its anticipated service life. Electrical service to ejectors will need to be addressed in this scope of work. At core area restrooms, remove all existing plumbing fixtures and provide new rough-in's and water conservation fixtures based on architectural layout for ADA accessibility. Existing fixtures likely do not meet current water conservation standards, and are not ADA compliant. Replace core piping to main stacks and risers with new piping reconnected at that point. New water closets and urinals should be wall-hung with exposed sensor-operated flush valves. Lavatories should be wall-hung with self-closing or sensor-operated faucets.	FIRE PROTECTION ADA Compliance ADA Compliance PLUMBING PLUMBING PLUMBING PLUMBING PLUMBING PLUMBING

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CSI Division/Trade	"Baseline" Renovation Scenario	Class 'B+' Building Renovation Scenario	"Long Term Investment" Building Renovation Scenario	Comments
	<p>Provide trap primers for floor drains. Run/test equipment and repair</p> <p>Inspect building and identify fire-rated walls and ceilings. Provide appropriate protection for HVAC openings in rated walls and ceilings. Test all air handling surfaces (e.g. Duct interiors, air handler interior panels, coils, drain pans, filters, etc.) for hazardous materials (e.g. mold, mildew, etc.). Clean ductwork and air handling unit interior surfaces as required.</p>	<p>Provide trap primers for floor drains. Includes an allowance of \$ 675,000 for Run/test equipment and replace malfunctioning equipment</p> <p>Inspect building and identify fire-rated walls and ceilings. Provide appropriate protection for HVAC openings in rated walls and ceilings. Test all air handling surfaces (e.g. Duct interiors, air handler interior panels, coils, drain pans, filters, etc.) for hazardous materials (e.g. mold, mildew, etc.). Clean ductwork and air handling unit interior surfaces as required.</p>	<p>Provide trap primers for floor drains. Replace all HVAC central plant equipment with contemporary, high efficiency equipment and systems (e.g. high efficiency chillers with non-CFC refrigerant, variable volume air handlers, etc.). Provide natural gas fired heating hot water boiler.</p> <p>Inspect building and identify fire-rated walls and ceilings. Provide appropriate protection for HVAC openings in rated walls and ceilings. Test all existing interior duct surfaces for hazardous materials (e.g. mold, mildew, etc.). Clean ductwork as required.</p>	<p>PLUMBING</p> <p>HVAC</p> <p>HVAC</p> <p>HVAC</p>
DIVISION 15 - Mechanical (continued)	<p>Provide smoke control system.</p>	<p>Provide smoke control system.</p>	<p>Provide smoke control system. Provide new condenser water system for tenant computer room air conditioners (e.g. roof-mounted closed circuit coolers, pumps and pipe risers.).</p> <p>Provide new secondary air distribution systems with electronic VAV boxes, ceiling diffusers and return air registers. Approximate zone density of 1,000 square feet per zone. Provide new microprocessor-based direct digital controls to control air conditioning systems (DDC). Remove pneumatic controls.</p>	<p>HVAC</p> <p>HVAC</p> <p>HVAC</p> <p>HVAC</p>
DIVISION 16 - Electrical	<p>Public phones to be removed or lowered to be in compliance Replace lamps in all lobbies and restrooms to energy efficient Complete restroom renovation</p> <p>F & I 5000 amp main circuit breaker Detail study for Fire Life Safety System Replace all "B" panel on 2nd, 3rd, 5th to 10th floor Measure loads on transformers Measure loads on panels Rename Panel Relocate Panel</p>	<p>Public phones to be removed or lowered to be in compliance Replace all fixtures in all lobbies and restrooms</p> <p>Complete restroom renovation F & I 5000 amp main circuit breaker Replace all "B" panel on 2nd, 3rd, 5th to 10th floor Measure loads on transformers Measure loads on panels Rename Panel Relocate Panel Remove & Replace existing 120/208 volt distribution Remove & Replace Fire Alarm System New Emergency Generator Power disconnect & reconnection for HVAC equipment</p>	<p>Public phones to be removed or lowered to be in compliance Budget includes complete R & R for electrical system from electrical distribution to lighting fixtures</p>	<p>ADA Compliance</p> <p>Title 24</p>